104.0	0005	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	803,800	/	803,800
USE VALUE:	803,800	/	803,800
ASSESSED:	803,800	/	803,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		OLD COLONY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOVIDIO PASQUALE &
Owner 2:	DOVIDIO ANTHONY
Owner 3:	
Street 1:	44 OLD COLONY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DOVIDIO PASQUALE -
Owner 2:	-
Street 1:	44 OLD COLONY ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .225 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1968, having primarily Wood Shingle Exterior and 2082 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9781.000	304,400		499,400	803,800
Total Card	0.225	304,400		499,400	803,800
Total Parcel	0.225	304,400		499,400	803,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.11 | /Parcel: 386.11

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67073
GIS Ref	
GIS Ref	
Insp Date	09/27/18

!8284!

PREVIOUS ASSESSMENT

Parcel ID: 104.0-0005-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	304,400	0	9,781.	499,400	803,800		Year end	12/23/2021
2021	101	FV	304,400	0	9,781.	499,400	803,800		Year End Roll	12/10/2020
2020	101	FV	304,600	0	9,781.	499,400	804,000	804,000	Year End Roll	12/18/2019
2019	101	FV	245,200	0	9,781.	499,400	744,600	744,600	Year End Roll	1/3/2019
2018	101	FV	247,200	0	9,781.	428,100	675,300	675,300	Year End Roll	12/20/2017
2017	101	FV	247,200	0	9,781.	399,500	646,700	646,700	Year End Roll	1/3/2017
2016	101	FV	247,200	0	9,781.	342,400	589,600	589,600	Year End	1/4/2016
2015	101	FV	226,700	0	9,781.	306,800	533,500	533,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:03:41

LAST REV

Date	Time
10/09/18	10:25:29
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8284

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DOVIDIO PASQUAL	1272-104		8/6/2003	Family	100	No	No		D.O.D. AURELIA DOVIDIO 09/14/2013,
DOVIDIO PASQUAL	1272-103		8/6/2003	Family	100	No	No		
	1028-1		3/1/1987		99	No	No		A

USER DEFINED

Prior Id # 1:	67073
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/27/2018	MEAS&NOTICE	CC	Chris C
4/10/2009	Meas/Inspect	163	PATRIOT
10/26/2000	Hearing Chag	201	PATRIOT
10/27/1999	Meas/Inspect	264	PATRIOT
8/20/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9781		Sq. Ft.	Site		0	70.	0.73	4									499,398						499,400	

Total AC/HA:	0.22454	Total SF/SM:	9781	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	499,398	Spl Credit		Total:	499,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	18 - Raised Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	19 - Texture 111	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	3 - Electric		
Heat Type:	6 - Elec Base/B		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	0.97706205
Adj $ / SQ:	125.308
Other Features:	90250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373962
Depreciation:	69557
Depreciated Total:	304405

COMMENTS

PDAS 2 FPL`S NON-FUNC CHIMNEY
LEAKING.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

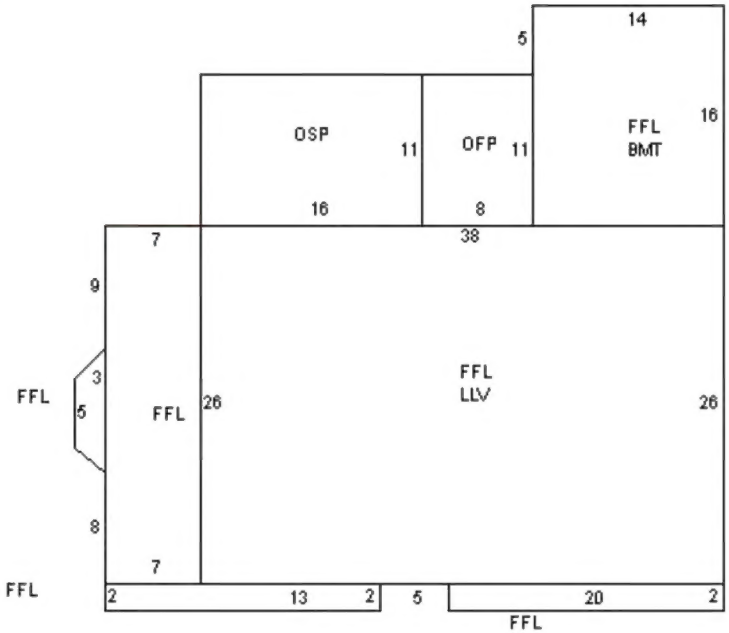
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	125.31
Special Features:	0	Val/Su Net:	102.66
Final Total:	304400	Val/Su SzAd	204.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,489	125.310	186,584
LLV	Lower Level	988	81.760	80,782
BMT	Basement	224	37.590	8,421
OSP	Screen Porch	176	27.810	4,894
OFP	Open Porch	88	34.440	3,031

Net Sketched Area:	2,965	Total:	283,712
Size Ad	1489	Gross Area	2965	FinArea	2082
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	60	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

104.0-0005-0001.A

IMAGE

AssessPro Patriot Properties, Inc